

MINUTES OF THE APRIL 3, 2013 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD

APRIL 3, 2013

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Craig Boswell - Chair
Vice Chair
Ralph Smith
Brian Sandstrom
Howard Utter
Taylor Candland

MEMBERS ABSENT

Eric Paul (excused)

OTHERS PRESENT

John Wesley
Lesley Davis
Debbie Archuleta
Jeff McVay
Wahid Alam
Angelica Guevara
Dave Vines
Iruins Kozinets
Esther Kozinets
Neal Haney
Awdy Alteri
Tess Alteri
Avrum Loevenstein
Bill Cantieri
Paula Narris
Craig Strong
Ken Powers
Nate Wake
Roye Peterson
Sam Patel
Stephanie Wright
Gabriel Saia
Alice Skinner

A. Discuss and Provide Direction Regarding Design Review cases:

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CASE: DR13-06 Dutch Brothers Coffee
1326 South Alma School

REQUEST: Review of a 426 sq. ft. coffee shop with drive thru and additional outdoor dining

DISCUSSION:

Staffmember Wahid Alam explained the project. Dave Vines, Bill Cantieri represented the case. The applicant's stated the slate on the columns came from the In N Out Burger. They stated they were trying to tie in with the mall. The gable has been extended to give it more mass.

Chair Craig Boswell:

- The second drive is an escape lane, and is also for Solid Waste exit
- The canopy is integral to the building
- Suggested two additional trees around the outdoor dining area

Boardmember Brian Sandstrom:

- Longhorn Steakhouse and In N Out do not have pitched roofs
- This roof makes the building look squat
- The logo is a lighted sign

Boardmember Ralph Smith:

- The columns are straight to be similar to In N Out
- The windmill sticks out 5"
- The windmill is an aluminum body with white graphics

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CASE: DR13-07 Bella Victoria
1350 and 1408 South Ellsworth

REQUEST: Review of a 240 unit condo project on 14.35 acres

DISCUSSION:

Staffmember Jeff McVay explained the project. Reese Anderson and Edmir Dzudza represented the case. Mr. Dzudza stated they wanted to create a green/amenity corridor in the center of the project. He stated there would be three building types. The perimeter buildings would side to the subdivision to the north and RV subdivision to the south and west. The central units front onto the street and the rears face the open space. The buildings along the perimeter would have courtyards between buildings.

Staffmember McVay stated staff was concerned with the side elevations and the design of the clubhouse. He explained that the case would be going to the Planning and Zoning Board so bringing it back to the May meeting would not delay their project.

Boardmember Taylor Candland:

- Confirmed the amenities included 2 pools, bocce ball, a clubhouse and courtyards
- The clubhouse needs more architectural elements

Chair Craig Boswell:

- Concerned with view from adjacent residential
- Where will solid waste be?
- Bins in garages tenants will have to roll out to street
- Fire Department has approved the plan
- There are gates at entry
- Clerestory windows

Boardmember Brian Sandstrom:

- Mechanical screen walls need to be addressed
- Mechanical units need to be screened
- Wrought iron on side elevations for architectural interest, or stucco indentations
- Providing an inviting elevation for the neighbors

Boardmember Ralph Smith:

- Units are 1,000 to 1,200 sq. ft.
- The property along the south is AG and must be rezoned to RM-3 to match the rest of the project
- Screen walls need to be integrated to the building
- Concerned with the west facing windows. Should be shaded
- More articulation above 6' for the neighbors views

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CASE: DR13-08 O'Reilly Auto Parts
3800 block of East Main (south side)

REQUEST: Review of a 7,702 sq. ft. auto parts store

DISCUSSION:

Staffmember Lesley Davis explained the project. She stated staff had concerns with the entry canopy, the depth of the elevation changes. She also stated that staff would like additional colors for the building.

Roye Peterson represented the case. Mr. Peterson stated they were working with the adjacent property owner to the east on lining up cross-access along the north of the project. He stated the owner to the west was not willing to negotiate. The applicant stated they did not want a driveway at the rear of the building, they would prefer to use that area for retention.

Boardmember Brain Sandstrom:

- Canopy top will be perforated, but they were willing to provide a closed canopy
- The depth of the column projections would be another course of block, so they could use 12" block, for additional depth
- Top of parapet will be metal
- Could be more interesting if the cornice is a different color
- Concerned with placement of the monument sign, it should be closer to Main

Chair Craig Boswell:

- Façade entry should return back further
- Deliveries will occur during store hours, not early morning or late at night
- Punch up the front elevation
- Applicant offered to do a trellis with landscaping

Boardmember Ralph Smith:

- Wanted to see the trellis with landscaping
- Maybe the parapet cap should be the same color as the front entry façade
- Would like to see it again in May

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CASE: DR13-09 Mixed Use Project
719 East Main

REQUEST: Review of a mixed use project

DISCUSSION:

Staffmembers Jeff McVay and Lesley Davis explained the project. Staffmember McVay stated the project would be reviewed against the Form Based Code. Staffmember Davis explained this project would replace the El Rancho Motel but not the liquor store. The first floor is designed so it can be commercial in the future. The ground floor is parking and the 2nd floor up is residential. There will be a courtyard on the second floor that will be open above. The Form Based Code directs the design of the building. The first floor entry are will be community area with a potential for commercial in the future.

Chair Craig Boswell:

- There is a remade along the east
- Trash will be from a chute to a compactor, then maintenance will take it out
- The elevations are on track

Boardmember Brian Sandstrom:

- Doesn't want fabric awnings, they should be metal

Boardmember Taylor Candland:

- Concerned with the parking

Boardmember Ralph Smith:

- They are using B deck

A neighbor spoke concerning the existing El Rancho sign. She thought the sign was historic and wanted it preserved.

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CASE: DR13-10 Light Rail
626 & 630 East Main

REQUEST: Review of a Light Rail Signal House, TPSS and Operators Facility

DISCUSSION: Edgemont

The applicant stated they did not want to emulate Pioneer Park. There would be landscaping. This site would have a signal house and a TPSS. They would use a woven screen devise. There would be two free-standing screen elements to screen the doors.

Boardmember Brian Sandstrom:

- The columns in back are straight
- Linear plane can push in or pull out at attachment

Boardmember Ralph Smith:

- Perspective looks like metal undulating in a curve
- First two are straight, then more curvature as it gets higher
- One screen is 12' one is 10'
- Columns are linear, screen is not
- The gate is perforate metal
- Curvature is above the gate
- Gate is straight
- Cool idea

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CASE: DR13-11 Light Rail
Main Street & Morris

REQUEST: Review of a Light Rail TPSS

DISCUSSION:

The applicant explained the future plaza was not designed yet. They were just talking about the screening which was driven by existing utilities. Screening with landscaping and art. There would be metal cut outs of Pecan trees.

Boardmember Taylor Candland:

- Liked the tree element
- Could the tree element be on the blank side?
- Could the tree element wrap the corner?

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CASE: DR13-12 Light Rail
1100 West Main

REQUEST: Review of a Light Rail TPSS

DISCUSSION: Beverly

The applicant explained the City wanted a wider sidewalk. The current sidewalk was 6' the new sidewalk would be 10' with tree grates and landscaping. The City also wanted an informal pocket park, with stabilized granite, 5 benches, smaller trees in front. They would be using lower landscaping to meet CPTED requirements.

Boardmember Taylor Candland:

- Concerned with security for the building.
- Confirmed there would be security cameras

Boardmember Brian Sandstrom:

- Likes the park feature
- Could the front screen element be a trellis to grow vines?
- Could the panels around the building be different?
- Perimeter has a cmu wall and utility pole
- The screen sits 8" to 10" off the building
- The screen is in layers that undulate
- The amount of perforation changes with the different layers
- The free-standing screens cover doors on building

Chair Craig Boswell:

- The perforated metal will be steel
- The largest holes will be 1/2"
- The structure will be 12' tall
- 6' cmu wall along north
- Building is 15' away from wall

Boardmember Ralph Smith:

- Trees will be Cascalote and Swan Hill Olive
- Street trees will be Pistache
- There will be plants that bloom
- The applicants have done a real good job on this
- Landscaping is nicely done

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CASE: DR13-13 Light Rail
555 West Main

REQUEST: Review of a Light Rail Signal House

DISCUSSION: Date

The applicant explained this site would be a more formal approach. There would be a Plaza on the corner, with 10' sidewalk, street trees and tree grates. There would be pavers around the edge with 12" pavers in the plaza with benches. There would be trees around the plaza and one in the center of the plaza. There will be landscaping throughout the site. There would be a mound with accent landscaping and boulders. The screening element will be perforated. The color will be copperish.

Boardmember Brian Sandstrom:

- Prefers the perforated metal on this screen to the solid one at Longmore

Boardmember Howard Utter:

- Concerned with the screen wall
- Could the screen wall be wider than the building?

Boardmember Ralph Smith:

- Concerned the steel benches will be too hot to sit on
- These are the same benches used downtown
- Agree most of the benches will be shaded
- Prefers the perforation of these panels

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CASE: DR13-14 Light Rail
Longmore and Main

REQUEST: Review of a Light Rail Signal House

DISCUSSION:

The applicant explained they had been working with staff to enhance the site. The signal house would be 20' X 10' and 12' tall. The building would have ac/unit. Staffmember Jeff McVay explained that when Valley Metro presented pre-manufactured buildings, staff worked with Metro to find solutions to screen the buildings

Chair Craig Boswell:

- Would prefer a site built building

Boardmember Brian Sandstrom:

- Asked if they could plant landscaping in the SRP easement
- Confirmed Adalente would have a number of street trees
- Could the free-standing panel be perforated metal
- Confirmed there would be lights and security cameras
- The screen is raised up off the ground

Boardmember Taylor Candland:

- Adlente's parking lot is just south of the station
- This building is 15' off the west property line

Boardmember Ralph Smith:

- Landscaping will be very important

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CASE: DR13-15 Light Rail
156 East Main

REQUEST: Review of a Light Rail Signal House

DISCUSSION: Hibbert

The applicant explained this site already has landscaping but they will lose most of it for construction. They will use the same Palo Brea. There will be another pocket park with steel benches and landscaping. They were proposing a masonry wall in split face held back at the sides by gates. There will be public art on the wall. The wall is free standing and will be 10' in height.

Boardmember Brian Sandstrom:

- Respectful to tie it into the parking structure
- He wanted some of the red masonry
- He wanted another X frame on top

Boardmember Ralph Smith:

- Confirmed the split face will match the course on the building behind
- The X panels will match the building also
- He didn't want the screens to connect to the building

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B. Call to Order:

Chair Craig Boswell called the meeting to order at 7:14 p.m.

C. Approval of the Minutes of the March 6, 2013 Meeting:

On a motion by Howard Utter seconded by Taylor Candland the Board unanimously approved the minutes.

D. Other business:

None

E. Adjournment:

7:15 p.m.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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